

St. Louis City Ordinance 64932

FLOOR SUBSTITUTE

BOARD BILL NO. [99] 333

INTRODUCED BY ALDERMAN PHYLLIS YOUNG

AN ORDINANCE, RECOMMENDED BY THE BOARD OF PUBLIC SERVICE, AUTHORIZING AND DIRECTING THE MAYOR AND THE COMPTROLLER ON BEHALF OF THE CITY, TO CONTRACT WITH THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF THE CITY OF ST. LOUIS (◆LCRA◆) FOR THE ACQUISITION OF CITY BLOCK 276 AND CITY BLOCK 190 (THE ◆LCRA PROPERTY◆); AUTHORIZING AND DIRECTING THE MAYOR AND THE COMPTROLLER ON BEHALF OF THE CITY, TO LEASE THE LCRA PROPERTY AND CITY BLOCK 277 TO THE ST. LOUIS MUNICIPAL FINANCE CORPORATION (◆SLMFC◆) TO BE PLEDGED BY SLMFC TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (◆HUD◆) AS COLLATERAL FOR THE REPAYMENT OF TWENTY MILLION DOLLARS (\$20,000,000) IN SECTION 108 LOAN GUARANTEE PROGRAM FUNDS FOR THE DARST-WEBBE (NEAR SOUTHSIDE) HOPE VI REVITALIZATION PLAN (THE ◆DARST-WEBBE SECTION 108 LOAN◆); AND CONTAINING A SEVERABILITY CLAUSE.

WHEREAS, the Board of Aldermen did on July 24, 1998, approve Ordinance No. 64445, authorizing and directing the Mayor, on behalf of the City of St. Louis (the ◆City◆), to make application to HUD for Section 108 Loan Guarantee Assistance in the amount of Fifty Million Dollars (\$50,000,000), and authorizing and directing the Mayor and the Comptroller, on behalf of the City, to execute a contract or contracts for loan guarantee assistance and promissory note(s) with HUD, and to receive, use and appropriate Twenty Million Dollars (\$20,000,000) of such Section 108 Funds for the Downtown Convention Center Hotel, Twenty Million Dollars (\$20,000,000) of such Section 108 Funds for the Darst-Webbe (Near Southside) Hope VI Revitalization Plan and Ten Million Dollars (\$10,000,000) of such Section 108 Funds for the Neighborhood Housing and Economic Development Projects as described in Exhibit A attached to Ordinance No. 64445; and

WHEREAS, the City's application for Section 108 Loan Guarantee Assistance for Fifty Million Dollars (\$50,000,000) in Section 108 Loan Guarantee Program Funds is presently pending before HUD; and

WHEREAS, the Board of Alderman, by Board Bill 304, has authorized and directed the Mayor to amend the City's application for Section 108 Loan Guarantee Assistance to request an additional Thirty Million Dollars (\$30,000,000) in Section 108 Loan Guarantee Program Funds to be used and appropriated for the Downtown Convention Center Hotel, for a maximum total of Eighty Million Dollars (\$80,000,000) in Section 108 Loan Guarantee Program Funds; and

WHEREAS, pursuant to Section 108 of Title I of the Housing and Community Development Act of 1974, as amended, the City is required to furnish sufficient collateral to HUD to secure any Section 108 Loan; and

WHEREAS, the Board of Aldermen hereby determines that it is in the best interest of the City to acquire the LCRA Property from the LCRA, and in turn to lease the LCRA Property to SLMFC so that a leasehold interest in the LCRA Property may be pledged as partial collateral for the payment of the principal and interest due on the Darst-Webbe Section 108 Loan; and

WHEREAS, the Board of Aldermen hereby further determines that it is in the best interest of the City to also lease City Block 277 to the SLMFC so that City Block 277 may be pledged as additional collateral for the payment of the principal and interest due on the Darst-Webbe Section 108.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION 1: The Mayor and the Comptroller, on behalf of the City of St. Louis, shall be and are hereby authorized and directed to purchase from the LCRA the LCRA Property for \$1.00 and other valuable consideration.

SECTION 2: Notwithstanding any provision of any ordinance to the contrary, including, but not limited to Chapter 22.42 of the Revised Code of the City of St. Louis, 1994, upon acquiring the LCRA Property, the Mayor and the Comptroller, on behalf of the City of St. Louis, shall be and are hereby authorized and directed to lease the LCRA Property and City Block 277 to the SLMFC for a term of the earlier of ninety-nine (99) years or the repayment in full of the Darst-Webbe Section 108 Loan, at a rent of \$1.00 per year, over the entire term, conditioned upon the pledging by the SLMFC of the LCRA Property and City Block 277 to HUD as partial collateral for the payment of the

principal and interest due on the Darst-Webbe Section 108 Loan. The Mayor and the Comptroller, on behalf of the City of St. Louis, shall be and are hereby further authorized and directed to provide in the lease with SLMFC such additional terms and conditions as they deem necessary or desirable and which are consistent with the intent of this Ordinance.

SECTION 3: The sections, paragraphs, phrases, clauses, and words of this Ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of this Ordinance are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Aldermen would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
02/25/00	02/25/00	HUDZ		
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
03/24/00			03/24/00	04/17/00
ORDINANCE	VETOED		VETO OVR	
64932				